

SOLICITATION OF PROFESSIONAL SERVICES

STATE OF NEW JERSEY
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C)

NEW PROJECT
DPMC NUMBER: P1107-00
INTERIOR AND MEP RESTORATION
CENTRAL RAILROAD OF NEW JERSEY TERMINAL BUILDING
JERSEY CITY, HUDSON COUNTY, NJ

THE DPMC IS SEEKING TO ENGAGE THE SERVICES OF AN ARCHITECTURAL FIRM AND CONSULTING TEAM TO RESTORE THE FIRST FLOOR INTERIOR FINISHES AND REPLACE THE MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS OF THE CENTRAL RAILROAD OF NEW JERSEY (CRRNJ) TERMINAL BUILDING AT LIBERTY STATE PARK THAT WAS DAMAGED BY SUPER STORM SANDY.

LIBERTY STATE PARK IS LOCATED IN JERSEY CITY ALONG THE HUDSON RIVER AND IS HOME TO THE HISTORIC CRRNJ TERMINAL BUILDING WHICH SITS ALONG THE PARK'S NORTH END. THE TERMINAL BUILDING IS PRESENTLY USED BY THE DEP'S DIVISION OF PARKS AND FORESTRY AND THE NATIONAL PARK SERVICE FOR INTERPRETIVE PROGRAMS AND TO PROVIDE FERRY SERVICE TO ELLIS ISLAND AND THE STATUTE OF LIBERTY. THE CRRNJ TERMINAL IS ON BOTH THE NATIONAL AND STATE REGISTERS OF HISTORIC PLACES.

IN THE FALL OF 2012, LIBERTY STATE PARK SUSTAINED SIGNIFICANT DAMAGE DUE TO SUPER STORM SANDY. THE TERMINAL WAS SEVERELY DAMAGED BY THE HURRICANE AND WAS FLOODED WITH UP TO SIX (6) FEET OF WATER. MOST OF THE EQUIPMENT SUCH AS CHILLERS, BOILERS, PUMPS, ELECTRICAL PANELS, FIRE ALARM PANELS, PIPING AND CONDUIT SUSTAINED WATER DAMAGE. ALL NEW EQUIPMENT SHALL BE INSTALLED ABOVE THE BASE FLOOD ELEVATION (BFE) OF 15.0' OR INSTALLED IN SUCH A MANNER THAT IT WILL BE PROTECTED FROM FUTURE FLOODING TO THAT ELEVATION.

THE SCOPE OF WORK FOR THIS PROJECT CAN BE OBTAINED VIA THE DPMC WEB SITE AT WWW.STATE.NJ.US/TREASURY/DPMC.

THE CONSULTANT SHALL BE A FIRM PREQUALIFIED WITH THE DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C) IN ARCHITECTURE (DISCIPLINE CODE P001) WITH A DOLLAR RATING OF \$10 MILLION OR GREATER. THE FIRM SHALL HAVE IN-HOUSE CAPABILITIES OR SUB-CONSULTANTS PREQUALIFIED WITH THE DPMC IN ELECTRICAL ENGINEERING (DISCIPLINE CODE P002), HVAC ENGINEERING (DISCIPLINE CODE P003), PLUMBING ENGINEERING (DISCIPLINE CODE P004), ESTIMATING/COST ANALYSIS (DISCIPLINE CODE P025), HISTORICAL PRESERVATION/RESTORATION (DISCIPLINE CODE P034), ASBESTOS DESIGN (DISCIPLINE CODE P037), ASBESTOS SAFETY CONTROL MONITORING (DISCIPLINE CODE P038), LEAD PAINT EVALUATION (DISCIPLINE CODE P065) AND ALL OTHER ARCHITECTURAL, ENGINEERING AND SPECIALTY DISCIPLINES NECESSARY TO COMPLETE THE PROJECT AS DESCRIBED IN THE SCOPE OF WORK.

PRELIMINARY TECHNICAL PROPOSALS (DPMC 48B), AN ORIGINAL AND FIVE (5) COPIES, ARE DUE TO DPMC NO LATER THAN 2:00 P.M., TUESDAY, MARCH 18, 2014 AND SHALL BE SUBMITTED TO THE ATTENTION OF CATHERINE DOUGLASS, CONSULTANT SELECTION COORDINATOR, CONTRACTS & PROCUREMENT, DIVISION OF PROPERTY MANAGEMENT & CONSTRUCTION, 33 WEST STATE STREET, 9TH FLOOR PLAN ROOM, P.O. BOX 034, TRENTON, NEW JERSEY 08625-0034. SUBMISSIONS RECEIVED AFTER 2:00 P.M., TUESDAY, MARCH 18, 2014 WILL NOT BE CONSIDERED. ONLY FIRMS CURRENTLY PREQUALIFIED WITH DPMC IN ARCHITECTURE WITH A DOLLAR RATING OF \$10 MILLION OR GREATER MAY SUBMIT. ALL JOINT VENTURE FIRMS MUST BE SEPARATELY

PREQUALIFIED IN ARCHITECTURE WITH AT LEAST ONE FIRM HAVING A DOLLAR RATING OF \$10 MILLION OR GREATER.

PLEASE NOTE THERE IS A MAXIMUM 50-PAGE LIMIT FOR PRELIMINARY TECHNICAL PROPOSALS (FORM 48B) SUBMITTED FOR THIS PROJECT. SUBMISSIONS EXCEEDING THE 50-PAGE LIMIT WILL NOT BE CONSIDERED.

PRELIMINARY TECHNICAL PROPOSAL FORMS (48B) ARE ALSO AVAILABLE ON THE DPMC WEB SITE AT WWW.STATE.NJ.US/TREASURY/DPMC.

ALL SUB-CONSULTANT(S) PARTICIPATING ON YOUR PROJECT TEAM MUST BE SEPARATELY PREQUALIFIED BY DPMC IN THE DISCIPLINE(S) FOR WHICH THEY WILL BE PROVIDING PROFESSIONAL SERVICES. IF NOT CURRENTLY PREQUALIFIED, A COMPLETED PREQUALIFICATION APPLICATION MUST BE RECEIVED BY TUESDAY, MARCH 18, 2014. PLEASE VISIT THE DPMC WEBSITE AT WWW.STATE.NJ.US/TREASURY/DPMC TO OBTAIN A PREQUALIFICATION APPLICATION (FORM 48A) OR CONTACT THE PREQUALIFICATION UNIT AT (609) 633-3767.

THE CONSULTANT SELECTION COMMITTEE FOR THIS PROJECT WILL EVALUATE THE PRELIMINARY TECHNICAL PROPOSALS BASED UPON: DEMONSTRATION OF THE FIRM / PROJECT TEAM'S ORGANIZATION, AND THE FIRM / PROJECT TEAM'S EXPERIENCE ON PROJECTS OF A SIMILAR SIZE AND NATURE. PROJECT APPROACH, SCHEDULE, AND COST ESTIMATING/BUDGET CONTROL WILL BE INCLUDED FOR REVIEW OF THE TECHNICAL PROPOSALS.

INTERESTED FIRMS THAT MEET THE PREQUALIFICATION CRITERIA MAY OBTAIN AN RFP PACKAGE BY CONTACTING CATHERINE DOUGLASS OF DPMC AT (609) 777-3094 OR BY E-MAIL TO CATHERINE.DOUGLASS@TREAS.STATE.NJ.US.

ALL COMPETING FIRMS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF P.L. 1975, C. 127 (N.J.A.C. 17:27), REGARDING NON-DISCRIMINATION REQUIREMENTS IN THE PERFORMANCE OF STATE CONTRACTS AND P.L. 2005, C. 51 CERTIFICATION AND DISCLOSURE OF POLITICAL CONTRIBUTIONS.

RICHARD M. FERRARA, ASSISTANT DEPUTY DIRECTOR
CONTRACTS & PROCUREMENT
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION
STATE OF NEW JERSEY
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